



# 1 The Limes

45 Front Street, Whitburn





## 1 The Limes 45 Front Street, Whitburn, SR6 7JD

Impressive Grade II Listed Family Home Boasting an Abundance of Period Charm with Two Reception Rooms, Kitchen/Breakfast Room, Delightful Mature Front & Rear Lawned Gardens, Two Garden Rooms, Detached Double Garage & Situated within the Very Heart of Whitburn Conservation Area!

This stylish and well presented period Victorian residence is ideally located at The Limes, Whitburn. The Limes, which is thought to have been constructed in 1869 for Sir John Fenwick, was originally occupied as one detached dwelling and the building was subsequently divided into three individual homes some decades ago.

Whitburn Village, which is one of the most attractive and picturesque villages of the North East, is ideally placed close to the shops and amenities of East Street, excellent local sports facilities, transport links and outstanding local schooling.

. The village itself is also well placed to give easy access to the delightful Whitburn Beach which is placed only a short walk away and is ideal for those with young families and dog walking. The property is also located close to the historic village of Cleadon with its public houses and restaurants and also Sunderland City Centre with its shops, cafes and restaurants.

**Price Guide:**  
Guide Price £895,000

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A set of electrically operated wrought iron entrance gates give access to a substantial monobloc driveway providing secure off street parking for multiple vehicles and leads to a large 'through & through' detached double garage (built in-keeping as dictated by Historic England). The rear garage door gives access through to North Gards access lane via timber gates inserted in the original stone wall.

Boasting close to 3,300 sq.ft. of internal living space the internal accommodation comprises: Lobby | Entrance hallway which is open to the return staircase with ground floor WC | Living room which measures 26ft with period fireplace and decorative ceiling and French doors leading to the orangery/garden room | Orangery with tiled flooring and French doors to the front gardens | Sitting room, again which is generous in size with period fireplace and large walk in bay window overlooking the front gardens.

To the rear of the ground floor is a kitchen/diner with a range of cabinetry and a large window overlooking the rear gardens with two store cupboards, tiled flooring, Belfast sink and free standing range cooker.

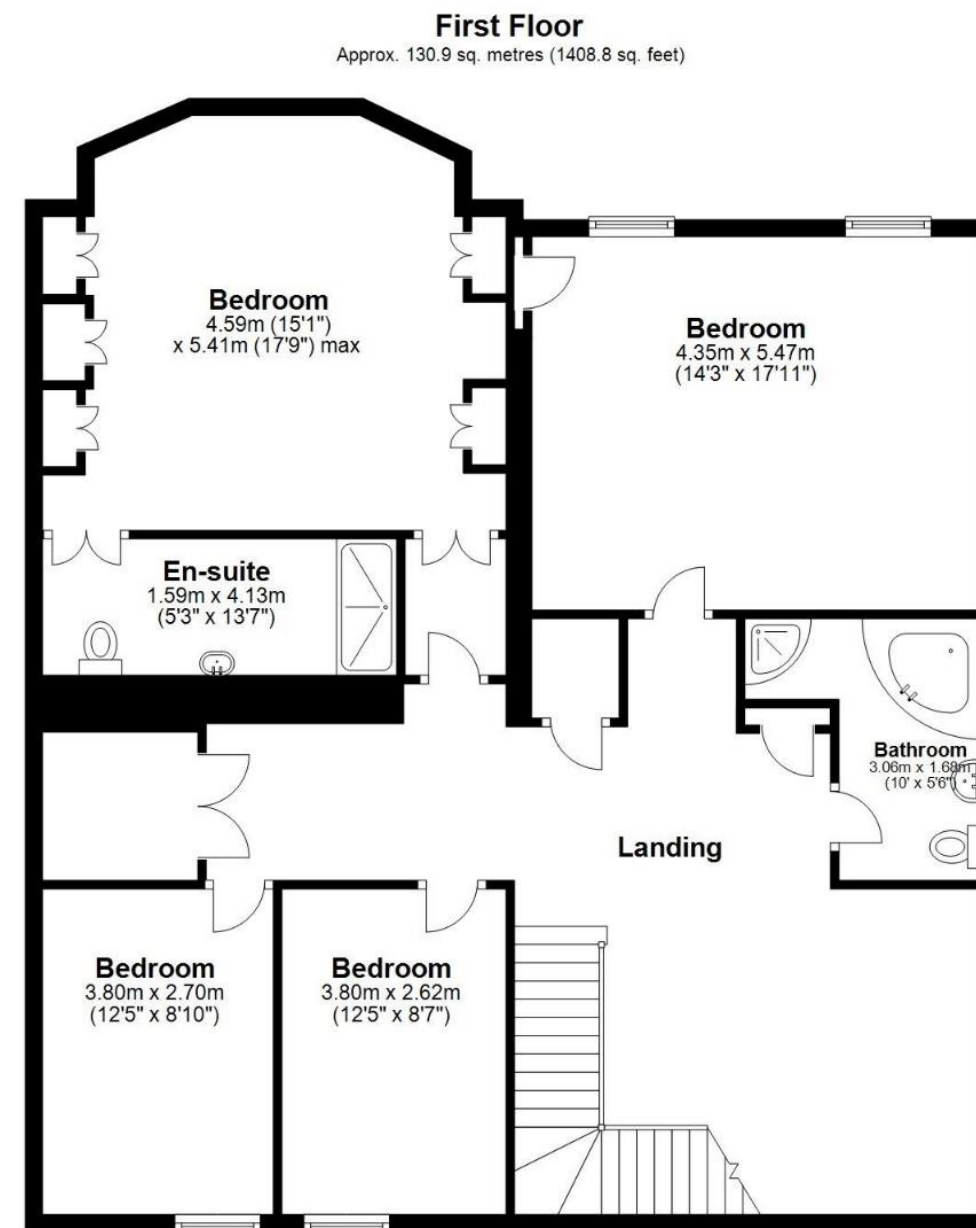
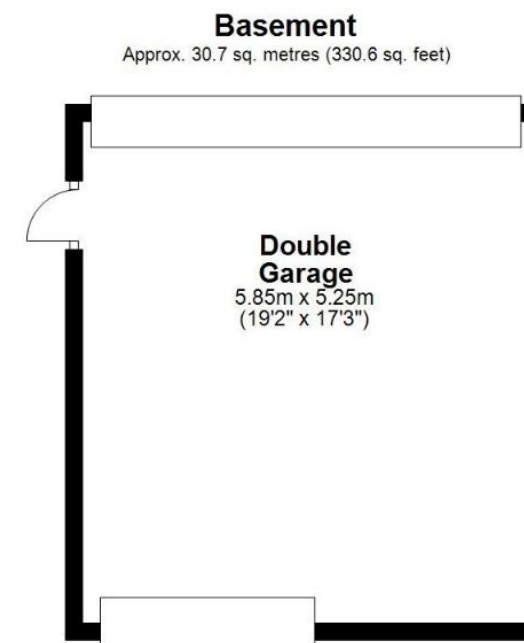
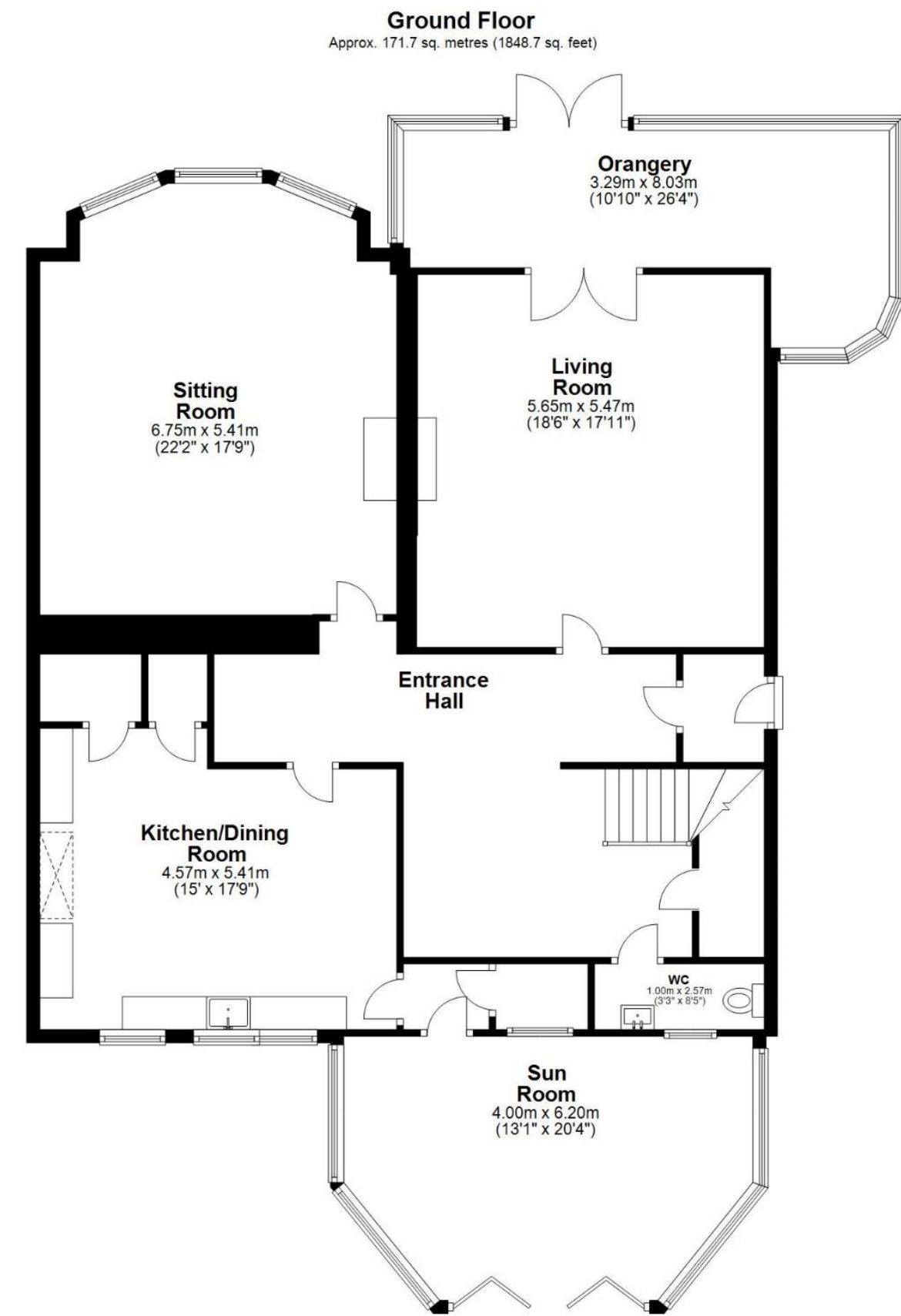
The rear lobby then leads through to the rear sun room, which has been modernised in more recent years with bi-folding doors leading out onto the rear terrace and gardens.



Mrs Ashleigh Sundin  
0191 223 3500  
ashleigh.sundin@sandersonyoung.co.uk







Total area: approx. 333.3 sq. metres (3588.0 sq. feet)

Plan produced using PlanUp.

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The stairs then lead up to the generous first floor landing with original stained glass picture window and gives access to four bedrooms | The principal suite enjoys a beautiful south facing walk in bay window with working shutters, bespoke fitted wardrobes and provides a refitted ensuite shower room which is fully tiled with three piece suite | Bedroom two again is another comfortable double room with dual south facing windows and fitted storage | Bedrooms three and four are similar in size and are placed to the rear of the property and are ideal as children's rooms | Family Bathroom

Externally, the property benefits from a beautiful, mature lawned front garden with hedged boundaries and wrought ironmongery. To the rear, is a delightful and extensive family garden which is laid mainly to lawn with well stocked borders, shrubs and paved patios.

The rear gardens also provide access to a Grade II listed Ice House which was part of the original dwelling.

A large detached double garage is also placed to the rear, with dual up and over double doors (which has potential to be converted into a separate studio or annex accommodation subject to simple planning and building consent). The rear gardens also enjoys a separate access from North Gards via a stone pillared entrance with electronically operated gates.

Well presented throughout, with gas central heating, this wonderful period family home manages to mix modern detail and period living with ease and early viewings are highly recommended to fully appreciate the quality of accommodation on offer.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G





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**rare!**  
From Sanderson Young